

# FEATURED PROPERTIES

Start of Q3 2023



**Cliff Porter**  
CCIM, SIOR  
804.521.1442  
[cliff@porterinc.com](mailto:cliff@porterinc.com)

High Bay Airport Industrial



**Sauer Industrial Center**

Building 2  
130,279 SF Remaining  
Available NOW!  
32' Clear Ceilings  
14 Dock Doors, 1 Drive-In's  
54' x 50' Column Spacing  
For Lease: Call for Information

High Bay Airport Industrial



**Airport Logistics Center (4)**

Building 4: 187,500 SF  
2023 Delivery  
32' Clear Ceilings  
18 Dock Doors, 2 Drive-In's  
LED Lighting, ESFR Sprinkler  
54' x 50' Column Spacing  
For Lease: Call for Information

I-64/Mechanicsville Tpke.



**2541-2555 Mechanicsville Tpk.**

12,000 SF Office/Warehouse  
Includes 1,000 SF of Office  
5 Drive-In's, 1 Loading Dock  
Zoned M-1, Henrico County  
Off I-64 @ Mechanicsville Exit  
For Lease: Call for Information  
Co-Listed with: Robert Porter III

Route 1 in Hanover County



**Route 1 @ Kings Acres Road**

37.8 Acres, Zoned B-1 & A-1  
Access to I-95 off Elmont Exit  
Water on Kings Acres Road  
Located in Hanover County  
Adjacent to Future Sports Complex  
(former Va Center Commons)  
For Sale: Call for Information



**Byron Holmes**  
CCIM, SIOR  
804.521.1448  
[byron@porterinc.com](mailto:byron@porterinc.com)

Pad Sites Available



**1754 & 1800 Oak Lake Blvd**

Site Plan Approved  
Site Work Complete  
Site 1: 2.6 Acres (24,600 SF)  
Site 2: 4.2 Acres (57,764 SF)  
Zoned I-1: Outside Storage  
Proposed Buildings: Sale/Lease  
For Sale: \$250,000/Acre

I-95/Doswell Exit/Hanover



**10106 Kings Dominion Blvd.**

9.87 Acres  
Zoned B-1  
Water & Sewer at Property  
Located at Full Crossover  
Near The Meadow Event Park  
For Sale: \$987,000

Chesterfield Warehouse



**9015 Brook Road**

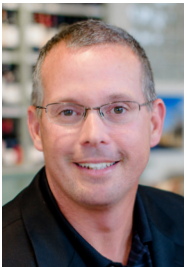
7,157 Total SF on 2 Acres  
Retail/Office Space  
Zoned B-3  
100+ Parking Spaces  
22,000 VPD  
For Sale: \$1,750,000  
For Lease: Call for Information

42,000 VPD | Midlothian



**14717 Hull Street Road**

10 Acres Zoned C-3  
Preliminary Site Plan Complete  
Utilities Available  
Located Across from Woodlake  
Desirable Southside Location  
Near Ashbrook & Hancock Village  
For Sale: \$2,140,000



**Kevin Cox**  
804.521.1468  
[kevin@porterinc.com](mailto:kevin@porterinc.com)

Ruther Glen Land



**Cedar Fork Road/Jefferson Davis Highway**

±115 Acres, Zoned RP  
In County Masterplan for  
Mixed Use  
County Water along Rt.1  
For Sale: Call for Information

Rt. 360/Mechanicsville



**7023 Lee Park Road**

±7,952 SF Office/Medical  
Zoned B-1. 38 Parking Spaces  
New Roof in 2018  
New HVAC Units in ~2020  
For Sale: \$1,250,000  
For Lease: \$12.00/SF, NNN

I-295/Mechanicsville



**10995 Leadbetter Road**

±6 Acres, Zoned M-3  
Paved/Graveled Storage Yard  
Fenced/Lighted Lot  
Located in the  
Hanover Industrial Air Park  
Build-To-Suit Opportunity  
For Lease: \$6,000 per Acre/Month

Industrial Investment



**10991 Richardson Road**

Hanover Industrial Air Park  
40,000 SF Industrial Facility  
12,025 SF Office Available  
3 Acres Total, Zoned M-3  
Potential 7.5% to 8% Cap Rate  
For Sale: \$2,950,000



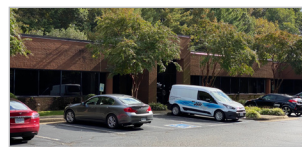
**3310 Deepwater Terminal Road**

37,500 SF Available  
2 Docks, Up to 20'9" Clear Ceilings  
Zoned M-2, Sprinkler Systems/Heated  
Enterprise Zone (City of Richmond)  
For Lease: \$5.50/SF, NNN  
CONTACT:  
WILSON FLOHR 804.521.1458  
ROBERT PORTER III 804.521.1445



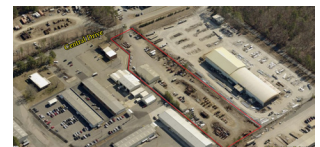
**1600 Portugee Road**

5.43 Acres Available, Zoned M-2  
8" & 12" Water Lines Installed  
Septic Installation Needed  
Dual Feed 230 KV Electric Lines  
RIC Airport Area Location  
For Sale: Call for Information  
CONTACT:  
CLIFF PORTER 804.521.1442



**9701 Metropolitan Court**

Suite C - 4,000 SF  
3,124 SF is Office/876 SF is Warehouse  
Located in Moorefield Office Park  
Off Powhite Parkway/Arboretum Exit  
Ample Parking  
For Lease: \$12.50/SF Gross  
CONTACT:  
BYRON HOLMES 804.521.1448



**11277 Central Drive**

6,200 SF Office/Shop Space &  
4,900 SF Shed/Shop Space  
3.62 Acre Lot- Graveled & Fenced  
M-3 Zoning, 3 Phase/600 AMPS  
Drive-In Loading, County Water/Septic  
FOR LEASE: \$17,500/Month NNN  
CONTACT:  
KEVIN COX 804.521.1468



# FEATURED PROPERTIES

Start of Q3 2023



## Chesterfield County



### **1801 Willis Road**

48,000 SF Available  
22'-24' Ceilings  
15 Loading Docks, 2 Drive-In  
Zoned I-1, Container Storage  
13± Acres for Expansion  
Owner/Agent

## Richmond Airport Area



### **5600 Audubon Drive**

24.53 AC, Potential Build To Suit  
150,000-200,000 SF  
Utility Services Available  
For Sale: Call for Information  
Owner/Agent

## Hanover County/Route 1



### **14174 N. Washington Highway**

117,138 SF for Sublease  
Zoned M-2  
Additional 2,390 SF Mezzanine  
Wet Sprinklered, Dock Loading  
480v/2500 AMP/3 Phase Power  
For Sublease: Call for Information

## Hanover Industrial Air Park



### **10990 Air Park Road**

29,090 SF Industrial Facility  
5.6 Acres Zoned M-3  
18 Drive-In Doors, 24' Ceilings  
800 Amp 120/280 Volt 3 Phase  
Ample Parking, Paved Yard  
Investment Sale: Call for Info  
Co-Listed with: Kevin Cox



**Bob Porter**  
CCIM, SIOR  
804.521.1441  
[bob@porterinc.com](mailto:bob@porterinc.com)

## New Flex Construction



### **219 Turner Road**

82,000 SF Office/Warehouse  
Suites from 2,500 SF  
18' Ceilings, Drive-In Loading  
Zoned C-4, Opportunity Zone  
Located Near Chesterfield Mall  
For Lease: \$12.50-\$13.50/SF, IG

## Historic Art Deco Building



### **304 East Grace Street**

5,365 SF Total Building  
1st Floor: 2,175 SF Retail, Office &  
Restaurant (Former Silk Trading)  
2nd & 3rd Floor: Apartments  
Basement: 2,400 SF + Patio  
Built 1930, Renovated 2019  
For Lease: Call for Information

## Industrial - Manchester Area



### **202 Stockton Street**

18,620 Total Building  
8,498 SF Available  
1 Loading Dock, 1 Drive-in  
1.92 Acre Lot  
Zoned B-7  
Located Between E. 2nd & 3rd St.  
For Lease: \$7.00/SF NNN

## Owner/User/Investment



### **516 S. Lynnhaven Avenue**

12,933 SF Total - Office/Flex  
2,866-5,771 SF  
Available for Owner/User  
Zoned I-1, 1 Drive-In Door  
Virginia Beach Location  
PRICED REDUCED: \$1,250,000  
Co-Listed with: Cliff Porter



**Wilson Flohr**  
804.521.1458  
[wilson@porterinc.com](mailto:wilson@porterinc.com)

## Redevelopment Potential



### **Maury Street & Marx Street**

5.07 Acres  
\*2 Acres Zoned TOD-1  
Opportunity Zone &  
Enterprise Zone Location  
I-95 Access @ Maury Street  
For Sale: Call for Information  
Co-Listed with: Bob Porter

## Kenbridge, VA



### **119 W. 7th Avenue**

6,093 SF, 0.951 Acres  
Contractor Owned  
Municipal Water/Sewer  
Dominion Energy  
For Sale: \$575,000

## South Richmond



### **3516 E. Belt Boulevard**

1,705 SF Office Space  
Zoned M-1  
~0.15 Acre Cleared Lot in Rear  
Additional Acreage Possible  
Outdoor Storage Allowed  
For Lease: \$2,500/Month, NNN  
For Sale: \$599,000

## City of Richmond/I-64 Land



### **1709 Magnolia St & 5th/6th Ave**

Development Opportunity  
8.867 Total Acres (14 parcels)  
±8.27 Acres Zoned R-6  
±0.6 Acres Zoned M-1  
Less than 1 mile from I-64/Mech  
For Sale: Call for Information  
Co-Listed with: Cliff Porter



**Robert Porter III**  
804.521.1455  
[rep3@porterinc.com](mailto:rep3@porterinc.com)



### **8003 Franklin Farms Drive**

Suites Ranging from 662 - 2,442 SF  
Available For Lease, Ample Parking  
Newly Renovated Lobby & Restrooms  
Located in the Forest Office Park at  
Three Chopt & Forest Avenue  
For Lease: \$18.00-\$22.00/SF, FS  
CONTACT:  
WILSON FLOHR 804.521.1458  
ROBERT PORTER III 804.521.1455



### **10910 Southlake Court**

25,145 SF Office/Warehouse  
50% office, Zoned C-5  
Drive-In Loading  
Dock Loading for Smaller Deliveries  
Desirable Southport Location  
For Lease: \$8.50/SF, Gross  
CONTACT:  
BYRON HOLMES 804.521.1448



### **1301 Dinneen Street**

±12,160 Total SF, Warehouse/Storage,  
Zoned M-2, Rare Industrial Property  
Plus (8) 8 x 40 Storage Containers  
385' Interstate 95 Frontage  
Located in Greater Scott's Addition  
For Sale: Call for Information  
CONTACT:  
KEVIN COX 804.521.1468



### **18-36 W. Williamsburg Rd.**

13,984 Total SF/ 2 Buildings  
1.09 Acres  
Zoned B-1/B-3C  
For Lease: ~1,500 SF  
For Sale: Call for Information  
CONTACT:  
ROBERT PORTER III 804.521.1455  
CLIFF PORTER 804.521.1442

# CURRENT LISTINGS

Start of Q3 2023





## AVAILABLE INDUSTRIAL & COMMERCIAL PROPERTY

|   | PROPERTY DESCRIPTION  | ADDRESS  | SALE/LEASE PRICE  | AGENT   |
|---|---|--|---|---|
| <b>INVESTMENT</b>   |   |  |   |   |
| 1   | 40,000 SF Office/Warehouse Facility. 26,727 SF Occupied by Roofing Supply Group. 12,025 SF Office Available. 3 Acres Total Zoned M-3. Includes 1.13 Acres Concrete Yard Area. Wet Sprinkler System, 1600 Amp 3 Phase Service. | 10991 Richardson Road (Ashland, VA)<br>Hanover Air Park Location<br>Immediate I-95/Sliding Hill Rd Access (Exit 86)  | Sale: \$2,950,000<br>Cap Rate: 5%<br>Potential 7.5 to 8% Cap Fully Leased | Kevin Cox   |
| 2   | 13,984 sf Office & Office/Retail on 1.09 Acres<br>18 W Williamsburg Rd - 3,504 SF Two Story Office, zoned B-1<br>20-30 W Williamsburg Rd - 10,480 SF, Zoned B-3C<br>36 W Williamsburg Rd - .31 Acres, Zoned B-1               | 18 - 36 West Williamsburg Rd<br>~ 1.5 Miles to I-64  | Sale: Call for Information  | Robert Porter III<br>Cliff Porter                     |
| UPDATED!  | 3   | Virginia Beach Investment. 12,933 SF 2-Story Office/Flex Building on 0.648 Acre Site, Zoned I-1. 34 Parking Spaces, 1 Drive-In Door. Built 2009.   | 516 S. Lynnhaven Road<br>Virginia Beach, VA                               | Sale: \$1,250,000<br>Cliff Porter<br>Wilson Flohr     |
| UPDATED!  | 4   | 10,000 SF office/Warehouse Building-4 Suites: Zoned I-1, 4 Docks, Ample Parking  | 11311 Business Center Drive<br>Branchway Business Center                  | <b>UNDER CONTRACT!</b><br>Wilson Flohr                |
| <b>INDUSTRIAL/BULK WAREHOUSE (RICHMOND MSA)</b>                                 |   |  |   |   |
| 5   | Master Planned Industrial Park: Four Pad Ready Sites.<br>Building 3: 129,750 SF - <b>LEASED!</b><br>Building 4: 187,500 SF Planned. Available 4th QTR 2023.   | AIRPORT LOGISTICS CENTER<br>Seven Hills Boulevard (Henrico County)<br>Proximate to Richmond International Airport  | Lease: Call for Information   | Cliff Porter<br>Exclusive Agent                       |
| 6   | 150,000 - 200,000 SF Proposed Office/Service Distribution on 24.538 Acres. From 24' Clear. Zoned M-1.   | Faces Entrance to RIC International Airport<br>5600 Audubon Drive (Henrico County)   | Lease: Call for Information   | Bob Porter<br>Owner/Agent                             |
| 7   | 130,289 SF High Bay Bulk Distribution Space Available. 14 Docks + 1 Drive-In Doors, LED Lighting, ESFR Sprinklers, Zoned M-1C. 23 Trailer Spots, 78 Car Parking Spots, 32' Clear.   | <b>SAUER INDUSTRIAL CENTER (Building 2)</b><br>943 South Airport Drive (Henrico County)<br>Proximate to Richmond International Airport   | Lease: Call for Information   | Cliff Porter  |
| 8   | 117,138 SF Office/Warehouse (includes 2,390 SF Mezzanine), Zoned M-2, Wet Sprinkler System, Dock Loading, 480v, 2500Amp, 3ph service.   | 14174 North Washington Hwy<br>Rt. 1/Hanover County   | Sublease: Call for Information<br>Available 6/1/23                        | Bob Porter  |
| 9   | 60,300 SF +/- Office/Warehouse Facility (includes 42k SF of conditioned warehouse), Dock & Drive-In Loading, Zoned M-2, Fully Sprinklered, 20+/- Ceiling Height.  | 10463 Wilden Drive<br>Hanover County   | <b>LEASED!</b>  | Kevin Cox   |
| 10  | 57,764 SF Building Proposed on 4.62 Acres. Zoned I-1 With Outside Storage. Site Plan Approved & Site Work Complete.   | Oak Lake Business Park<br>1754 & 1800 Oak Lake Boulevard<br>Midlothian, VA (Chesterfield County)   | Sale/Lease: Call for Information<br>Land Sites for Sale: \$250,000/Acre   | Byron Holmes  |
| UPDATED!  | 11  | 52,392 SF Office/Warehouse on 1.209 Acres with Freight Elevator Access to Upper Floors, Zoned M-1.<br>1st Floor: ~19,869 SF<br>2nd Floor: ~19,869 SF<br>3rd Floor: ~6,327 SF<br>4th Floor: ~6,327 SF | 221 Bollingbrook Street<br>Located In Historic Old Towne                  | <b>SOLD!</b><br>Wilson Flohr<br>Cliff Porter          |
| NEW!  | 12  | 37,500 SF Total, includes 1,350 SF Office, 2 Docks, up to 20'9" clear ceilings, Zoned M-2, Sprinkler System, Rail, located in Enterprise Zone.   | 3310 Deepwater Terminal<br>City of Richmond                               | Lease: \$5.50/SF NNN<br>Wilson Flohr<br>Robert Porter |
| 13  | 29,090 SF Office/Warehouse Facility on 5.6 Acres, Zoned M-3. Metal Construction, 18 Drive-In Doors. 800 Amp 3 Phase Electrical, 24' Ceilings, 55 Parking Spaces.  | 10990 Air Park Road (Ashland, VA)<br>Hanover Industrial Air Park Location  | Available: Call for Information   | Bob Porter<br>Kevin Cox                               |
| <b>FLEX - OFFICE/SERVICE - WAREHOUSE (CHESTERFIELD &amp; POWHATAN COUNTIES)</b> |   |  |   |   |
| 14  | NEW CONSTRUCTION! 82,000 SF 4-Building Flex Complex, Suites/Condos from 2,250 to 22,500 SF Office/Warehouse. Drive-In Loading, Opportunity Zone Location, Zoned C-4. 3 Phase Electrical Service.                              | Turner Business Center<br>219 Turner Road (Chesterfield Co)<br>Immediate Midlothian Tnpg/Rt. 60 Access   | Lease: \$12.50-\$13.50/SF IG (subject to term)                            | Wilson Flohr<br>Byron Holmes                          |
| 15  | Up to 32,000 SF Office/Warehouse Proposed, Zoned I-1, 5 Docks & 3 Drive-Ins.  | 7900 Whitepine Road (Chesterfield County)<br>Chesterfield Air Park Location  | Sale/Lease: Call for Information  | Byron Holmes  |
| 16  | 24,600 SF Building Proposed on 2.22 Acres. Zoned I-1 With Outside Storage. Site Plan Approved & Site Work Complete.   | Oak Lake Business Park<br>1754 & 1800 Oak Lake Boulevard<br>Midlothian, VA (Chesterfield County)   | Sale/Lease: Call for Information<br>Land Sites for Sale: \$250,000/Acre   | Byron Holmes  |



|   | PROPERTY DESCRIPTION  | ADDRESS  | SALE/LEASE PRICE                   | AGENT                                     |
|---|---|--|------------------------------------|---|
| 17  | 5,000 SF +/- Office/Storage Available (includes 2,500 SF Office), 16' clear, Drive-in Loading, Zoned I-1, includes large monument sign  | 10801 Paulbrook Drive<br>2 blocks off Hull Street near Courthouse Rd                                       | Lease: \$12.50/SF NNN              | Byron Holmes                              |
| 18  | <b>4,000 SF Office/Warehouse, includes 1,600 SF office on 2 floors, I-2 Zoning, 2.39 acres, 3- 14' doors, 18'- 24' clr, 400amp, single phase. Additional 1 acre storage yard also available.</b>  | <b>13536 Charlotte Court<br/>Chesterfield County</b>   | <b>LEASED!</b>                     | <b>Byron Holmes</b>                       |
| 19  | Suite C: 4,000 SF with 3,124 SF office. Zoned I-1   | 9701 Metropolitan Court<br>N. Chesterfield   | Lease: \$12.50/SF IG               | Byron Holmes                              |
| 20  | Suite D: 3,675 SF Office/warehouse, 50% office, Drive-in Loading and Dock loading for smaller deliveries, Zoned C-5, Available 6/1/22   | 10910 Southlake Court<br>Proximate to Rt. 60   | Lease: \$8.50/SF Gross             | Byron Holmes                              |
| <b>FLEX - OFFICE/SERVICE - WAREHOUSE (CAROLINE, HANOVER, KING WILLIAM &amp; ESSEX COUNTIES)</b> |   |  |                                    |   |
| <b>NEW!</b>   | 21 <b>18,000 SF +/- Office/Warehouse with 2,500 SF +/- Office, Zoned M-3, 20' Eave Height, 25' Center Ceiling Height, 2 Docks, 2 Drive-ins, Radiant Heat in Warehouse.</b>  | <b>11080 Air Park Road</b>   | <b>LEASED!</b>                     | <b>Kevin Cox</b>                          |
| <b>NEW!</b>   | 22 <b>4 Building Flex Space for Lease; Zoned M-2, 3 Phase Power, 18' clear, 14' drive-in doors.<br/>Building 1: 1,500 SF Warehouse/Storage, Suite 103<br/>Building 2: 1,500-18,000 SF Warehouse/Storage<br/>Building 3: 1,500-9,000 SF Warehouse/Storage<br/>Building 4: 1,500-9,000 SF Warehouse/Storage</b> | <b>10097 Patterson Park Road<br/>Hanover Industrial Air Park</b>   | <b>Lease: \$13.95/SF NNN</b>       | <b>Kevin Cox</b>                          |
| 23  | 12,000 SF +/- Office/Warehouse and a 2,500 SF +/- Storage Shed, Zoned M-3. Business for Sale Direct from Owner. Both Real Estate and Business must be Purchased Together.   | 10993 Richardson Rd<br>Hanover Industrial Air Park   | Sale: \$1,700,000                  | Kevin Cox                                 |
| 24  | Pre-Leasing Buildings 4 & 5 - Warehouse Storage Units<br>Building 4: 1,050 SF - 12,900 SF<br>Building 5: 1,050 SF - 10,350 SF<br>18'-20' clear, Zoned M-2, 12' x 14' Drive in Doors   | 10385 Wood Park Court<br>Ashland, VA   | Lease: \$9/SF NNN                  | Kevin Cox                                 |
| <b>UPDATED!</b>   | 25 6,200 SF +/- Office/shop and a 4,900 SF +/- Shed/Shop, Zoned M-3, Drive-in Loading, 3phase Power/600AMPs, 3.62 Acres lot - Graveled & Fenced.  | 11277 Central Drive<br>Ashland, VA   | Lease: \$17,500/month NNN          | Kevin Cox<br>Bob Porter                   |
| <b>NEW!</b>   | 26 <b>6,000 SF +/- Office/Warehouse, Zoned M-3, 3 Drive-in Doors</b>  | <b>10125 Barrett Park Rd<br/>Hanover Industrial Air Park</b>   | <b>Lease: \$7,800/month NNN</b>    | <b>Kevin Cox</b>                          |
| <b>NEW!</b>   | 27 <b>5,332 SF Office/Warehouse, 2 Docks, 14' Clear, Zoned M-2, with ample parking</b>  | <b>10470 Wilden Drive<br/>Suited B &amp; C</b>   | <b>Lease: \$14/SF Mod. Gross</b>   | <b>Wilson Flohr</b>                       |
| 28  | 3,960 SF Office/Warehouse - Suite A, 19'-22' Ceiling Height, Zoned M-3, 10' x 10' loading door  | 11201 Hopson Road<br>Hanover Industrial Air Park   | Lease: \$10/SF Industrial Gross    | Kevin Cox                                 |
| <b>UPDATED!</b>   | 29 <b>2,125 SF Flex Units. Drive-In Access, Zoned M-3. 11147 Air Park Road, Suite 1: 2,125 SF Available. 11147 Air Park Road, Suite 2: 2,125 SF Available.</b>  | <b>Air Park Office Suites (Hanover County)<br/>Hanover Air Park Location<br/>11139-11159 Air Park Road</b> | <b>LEASED!</b>                     | <b>Wilson Flohr</b>                       |
| <b>FLEX - OFFICE/SERVICE - WAREHOUSE (HENRICO &amp; CHARLES CITY COUNTIES)</b>                  |   |  |                                    |   |
| <b>UPDATED!</b>   | 30 <b>32,528 SF Office/Warehouse with 1,149k SF office; 9 docks (2 with manual levelers), Sprinklered, 21' clear, Fenced Yard, Zoned M-2</b>  | <b>2501 Glen Center Street<br/>Richmond, VA</b>  | <b>LEASED!</b>                     | <b>Cliff Porter</b>                       |
| 31  | <b>32,000 SF Office/Warehouse with 2k SF office; 4 docks &amp; 1 drive-in, Gated access with backup generator; 100% conditioned</b>   | <b>133 Roxbury Industrial Center<br/>Charles City, VA</b>  | <b>SOLD!</b>                       | <b>Cliff Porter<br/>Wilson Flohr</b>      |
| <b>NEW!</b>   | 32 <b>12,000 SF Building, Includes 1,000 SF Office. Zoned M-1.</b>  | <b>Glenfield Business Center<br/>2541-2555 Mechanicsville Turnpike</b>                                     | <b>Lease: Call for Information</b> | <b>Cliff Porter<br/>Robert Porter III</b> |
| 33  | 2,070 SF - 10,350 SF Office/Warehouse, 5 drive-ins, 14' clr, Zoned M-1  | 2010-2018 Tomlynn Street<br>Henrico County   | Lease: \$13.50/SF IG               | Wilson Flohr                              |
| <b>UPDATED!</b>   | 34 <b>9,217 SF Office/Warehouse with 1,167 SF office: 2 docks &amp; 1 shared drive-in, 26' clr, Zoned M-2</b>   | <b>2263 Dabney Road<br/>Henrico County</b>   | <b>LEASED!</b>                     | <b>Kevin Cox<br/>Cliff Porter</b>         |
| <b>UPDATED!</b>   | 35 <b>4,000 SF Office, Zoned B-3C.</b>  | <b>20-30 W Williamsburg Rd</b>   | <b>LEASED!</b>                     | <b>Robert Porter III<br/>Cliff Porter</b> |
| 36  | Development Opportunity! 3,500 SF Renovated Office/Shop with 3-Building Storage Complex (8,195 SF Total). 3.675 Acres Zoned M-3. Served by 8" Water Line.   | 413 Bickerstaff Road (Henrico, VA)<br>Located Near Rocketts Landing<br>Just East of Downtown Richmond      | Sale: Call for Information         | Kevin Cox                                 |
| 37  | 1,500 SF 2nd story Office, zoned B-1  | 18 W Williamsburg Rd   | Lease: Call for Information        | Robert Porter III<br>Cliff Porter         |
| <b>FLEX - OFFICE/SERVICE - WAREHOUSE (CITY OF RICHMOND)</b>                                     |   |  |                                    |   |
| 38  | 20,200 SF Warehouse Includes 2,684 SF Office, 1 Dock & 2 Drive-In Doors, 18' Ceilings, Zoned M-1.   | 510 Oliver Hill Way (Downtown Richmond, VA)<br>Near Northbound I-95 Off-Ramp                               | Lease: Call for Information        | Cliff Porter                              |

|   | PROPERTY DESCRIPTION   | ADDRESS  | SALE/LEASE PRICE  | AGENT                                     |
|---|--|--|---|---|
|  39   | 12,160 SF Total Warehouse/Storage, Plus (8) 8x40 Storage Containers, Zoned B-7, Rare Industrial Property   | 1301 Dinneen Street<br>Richmond, VA  | Sale: \$3,200,000   | Kevin Cox                                 |
| 40  | 8,498 SF Industrial Facility. 1 Dock, 1 Drive-In, Zoned B-7.   | 202 Stockton Street (Manchester Area)<br>Easy Access to I-95 @ Maury Street  | Lease: \$7.00/SF NNN As Is  | Wilson Flohr                              |
| <b>RETAIL/OFFICE BUILDINGS (HANOVER COUNTY)</b>                                       |  |  |   |   |
| 41  | 12,025 SF Office Available. 40,000 SF Total Building. Zoned M-3 on 3 Acres, Wet Sprinkler System, 1600 3 Phase Service. Ample Parking.   | 10991 Richardson Road (Ashland, VA)<br>Hanover Air Park Location   | Lease: \$5.50 - \$6.50/SF Full Service<br>Sale: \$2,950,000                         | Kevin Cox                                 |
|  42   | 7,953 SF Medical Office Building, 1.3 acres, Zoned B-1, 38 parking spots, New roof & HVAC  | 7023 Lee Park Road<br>Less than 5 miles from Memorial Regional Medical Center  | Lease: \$12/SF NNN<br>Sale: \$1,250,000 - <b>UNDER CONTRACT</b>                     | Kevin Cox                                 |
| 43  | 6,000 SF +/- Office/Medical Building, Zoned M-1, 2.36 Acres, 37 Parking Spaces, 1st & 2nd Floor Kitchens, Multiple Bathrooms. Expansion Potential!   | 8510 Bell Creek Rd<br>Mechanicsville, VA   | Sale: \$1,300,000   | Kevin Cox                                 |
| 44  | 1,900 SF Office with useable walk-out basement   | 13171 Mountain Road<br>Glen Allen, VA  | Lease: \$2,000/Month NNN  | Kevin Cox                                 |
| <b>RETAIL/OFFICE BUILDINGS (HENRICO COUNTY)</b>                                       |  |  |   |   |
|  45   | 7,157 SF Retail/Office, 2 Acres, Zoned B-3, 100 Parking Spaces   | 9015 Brook Rd<br>Adjacent to New Stanley Martin Development  | Lease: Call for Information<br>Sale: \$1,750,000 - <b>UNDER CONTRACT</b>            | Byron Holmes                              |
|  46   | <b>662-2,442 SF of office available in 7 units located in Forest Office Park.</b>  | <b>8003 Franklin Farms Dr<br/>Near Three Chopt Rd &amp; Forest Avenue</b>  | <b>Lease: \$18-\$22/SF FSG</b>  | <b>Wilson Flohr<br/>Robert Porter III</b> |
| 47  | Office Suites for lease: Suite 2710 - 2,007 SF,  | 2706-2716 Enterprise Parkway<br>Minutes to Glenside/I-64   | Lease: \$15.95/SF FSG   | Byron Holmes                              |
| <b>RETAIL/OFFICE BUILDINGS (CITY OF RICHMOND)</b>                                     |  |  |   |   |
|  48   | <b>15,000 SF Open Office on 2nd Floor, 100% conditioned, 12' ceilings, Ample Parking, Exterior Signage Available, B-3 Zoning, 3 Phase Power</b>  | <b>5400 Midlothian Turnpike</b>  | <b>Lease: \$4/SF Gross</b>  | <b>Byron Holmes</b>                       |
| 49  | 7,500 SF 3-Story Office Building. Includes 1,875 SF Basement. Zoned B-4, Built in 1870.  | 1114 East Main Street<br>Downtown Richmond Retail/Office   | Sale/Lease: Call for Information  | Wilson Flohr                              |
| 50  | 5,365 SF Historic Downtown Art Deco Building: 2,175 SF Ground Floor Retail/Restaurant/Office. 2nd & 3rd Floor Apartments + 2,400 SF Basement. Zoned B-4.   | 304 East Grace Street<br>Downtown Richmond Location  | Lease: Call for Information   | Wilson Flohr<br>Cliff Porter              |
| 51  | 4,646 SF 3-Story Historic Renovated Restaurant + Office. Parking Available. Adjacent Office/Warehouse Available for Lease.   | 1617 East Franklin Street<br>Corner of East Franklin & 17th Streets<br>Across from Farmer's Market, Next to Havana '59 | Lease: Call for information   | Cliff Porter                              |
|  52 | 4,237 SF Retail/Restaurant Opportunity on .1093 acres, zoned B-6, 4 additional parking spaces in the rear.   | 2601 W. Cary Street  | Sale: \$1,400,000<br>Lease: Call for Information                                    | Wilson Flohr                              |
|  53 | <b>2,065 SF Retail Condos, 2 parking spaces in rear, open floor plan with 2 ADA restrooms</b>  | <b>1919-1921 W. Cary Street</b>  | <b>SOLD!</b>  | <b>Wilson Flohr</b>                       |
| 54  | 1,710 SF Retail/Office, Zoned B-4  | 309 N. Monroe Street<br>Jackson Ward Neighborhood  | Lease: \$2,000/mo MG  | Wilson Flohr                              |
| 55  | 1,459 SF Creative Open Plan Office. Exposed Brick, Outdoor Patio, Kitchenette.   | Historic Shockoe Slip on Tobacco Row<br>121 Shockoe Slip   | Lease: \$2,700 /month Modified Gross  | Wilson Flohr                              |
| 56  | Professional Office Park Near Bryan Park.<br>Suite 20: 1,522 SF Available.<br>Suite 200: 3,000 SF Available.<br>Suite 206: 583 SF Available - <b>LEASED!</b><br>Suite 101: 1,584 SF Available - <b>LEASED!</b> | 4801 & 4807 Hermitage Road<br>Immediate Access to I-95 & I-64  | Lease: \$14.00-\$16.00/SF FSG   | Wilson Flohr                              |
|  57 | 1,705 SF Office space, zoned M-1, ~.15 acres cleared lot in rear with additional acreage possible. Outside storage allowed   | 3516 E. Belt Blvd.   | Sale: \$599,000<br>Lease: Call for Information<br>Intro rate available thru 9/30/23 | Robert Porter III                         |
| 58  | <b>Office Suites (1st &amp; 2nd Floor).</b> On Site Parking, Zoned R-2.<br>Suite 1: 1,240 SF Office.<br>Suite 3: 752 SF.   | 1806 Chantilly Street<br>Centrally Located Near Willow Lawn<br>One Block from GRTC Pulse Station                       | Lease: \$18.00-\$20.00/SF<br>Rate Subject to Tenant Improvements                    | Wilson Flohr                              |
| <b>RETAIL/OFFICE BUILDINGS (CHESTERFIELD &amp; POWHATAN COUNTIES)</b>                 |  |  |   |   |
| 59  | 2,220 SF 2nd Floor Office Available. Newly Renovated! Owner Will Divide, Below Market Rate.  | 7734 Whitepine Road<br>Chesterfield Air Park Location  | Lease: \$9.50/SF Full Service   | Byron Holmes                              |
|  60 | <b>1,224 SF Office, .48 Acres, paved parking in rear.</b>  | <b>1216 Crowder Drive<br/>Midlothian, VA</b>   | <b>UNDER CONTACT!</b>   | <b>Byron Holmes</b>                       |
|  61 | <b>1,200 SF office, additional 400 SF storage on 2nd Level, 88' x 88' outside fenced storage, zoned I-3</b>  | <b>1800 Osborne Road</b>   | <b>LEASED!</b>  | <b>Byron Holmes</b>                       |

|  | PROPERTY DESCRIPTION   | ADDRESS   | SALE/LEASE PRICE   | AGENT                     |
|--|--|---|--|---------------------------|
| 62   | 1,149 SF Former Chiropractic Office. 1.9 Acres Zoned A. Special Use Exception Expired, Paved & Striped Parking.  | 14909 Hull Street Road<br>Route 360 (Chesterfield County)   | Sale: \$685,000  | Byron Holmes              |
| <b>RETAIL/OFFICE BUILDINGS (OUTSIDE METRO AREA)</b>  |  |   |  |                           |
| 63   | 6,093 SF single story office building on .951 acres. Contractor owned, municipal water/sewer.  | 119 W 7th Street<br>Kenbridge, VA 23944   | Sale: \$575,000  | Robert Porter III         |
| <b>LAND SITES - INDUSTRIAL (CHESTERFIELD &amp; POWHATAN COUNTIES)</b>                        |  |   |  |                           |
| 64   | 26.73 Acres, Zoned I-1 & I-3, Water & Sewer Available.   | Castlewood Road & Cardwell Road<br>Chesterfield County  | Sale: \$28,500/Acre<br>Lease: \$5,000/Acre/Year  | Kevin Cox                 |
| 65   | Pad Sites Available. Zoned I-1 + Outside Storage. Site Plan Approved & Site Work Complete.<br>Site 1: 2.22 Acres (24,600 SF Building)<br>Site 2: 4.62 Acres (57,764 SF Building) | Oak Lake Business Park (Midlothian, VA)<br>1754 & 1800 Oak Lake Boulevard<br>Chesterfield County      | Sale: \$250,000/Acre<br>Proposed Buildings Available for Sale/Lease:<br>Call for Information | Byron Holmes              |
| 66   | 4.95 Acres Zoned C-5... Utilities Proximate to Site. Owner Will Divide! Located Near Sports Quest!   | 12912 Genito Road<br>Oak Lake Business Center Location!   | Sale: \$675,000  | Byron Holmes              |
| <b>NEW!</b>  | 67 4.79 Acres, Seller rezoning to I-2, access on 2 sides   | 1839 Old Bermuda Hundred Rd<br>2.5 miles to I-95!   | Sale: \$675,000  | Byron Holmes              |
| 68   | 1.091 Acres Zoned I-1 Light Industrial, Up to 9,500 SF +/- Building, Build to Suit!  | 2530 Oak Lake Blvd<br>Chesterfield County   | Lease: Call for Information  | Byron Holmes              |
| <b>LAND SITES - INDUSTRIAL (GOOCHLAND COUNTY)</b>  |  |   |  |                           |
| <b>UPDATED!</b>  | 69 7 acres total with 5.5 Acres Graveled & Fenced. Zoned M-2. Single Phase Electric Existing, 3 Phase Potential. Can Divide!   | 121 Midpoint Drive (Mineral, VA)<br>Midpoint Industrial Park Location                                 | <b>UNDER CONTRACT!</b>   | Kevin Cox                 |
| 70   | 32' x 55' Storage spaces available, one space includes a 10' x 10' storage building. Minimum 1 year lease.   | 2428 Granite Ridge Road (Rockville, VA)   | Lease: \$475/month per storage space<br>\$575/month for the space with storage building      | Kevin Cox                 |
| <b>LAND SITES - INDUSTRIAL (HANOVER, KING WILLIAM, CAROLINE &amp; SPOTSYLVANIA COUNTIES)</b> |  |   |  |                           |
| 71   | 115 Acres Zoned RP. Water along Rt.1/Washington Hwy Near I-95  | Cedar Fork Rd/Jefferson Davis Hwy<br>Ruther Glen, VA  | Sale: \$2,000,000  | Kevin Cox                 |
| 72   | 62.46 Acres, Zoned A-1   | Pole Green Rd @ Rural Point Rd<br>2 miles East of I-295   | Sale: \$1,800,000  | Cliff Porter              |
| 73   | 31 Acres Zoned M-1. Water/Sewer Utilities Proximate. I-95 Frontage   | Mount Hermon Road<br>Hanover County   | Sale: Call for Information   | Cliff Porter<br>Kevin Cox |
| <b>NEW!</b>  | 74 17 Acres +/- Graveled Fenced Yard Area, Small Office & Restroom on Site, Zoned M-3/Heavy Industrial, Perfect for Open Storage.  | 17266 Washington Hwy<br>Doswell VA<br>~3 Miles to I-95/Doswell Exit 98                                | Lease: \$2,000/Acre/Month NNN  | Kevin Cox                 |
| <b>NEW!</b>  | 75 6 Acres +/- Paved/Graveled Storage Yard, Zoned M-3, Fenced/Lighted lot  | 10995 Leadbetter Rd<br>Hanover Industrial Air Park  | Lease: \$6,000 per Acre/Month NNN  | Kevin Cox                 |
| 76   | 3.2 Acres +/-, Zoned M-1   | Washington Hwy & Design Rd<br>~2 miles to Exit 89 on I-95   | Sale: \$900,000  | Kevin Cox                 |
| 77   | .80 Acres, Zoned M-2   | Atlee Commons Drive<br>~1 mile to I-95  | Sale: \$300,000  | Kevin Cox                 |
| <b>LAND SITES - INDUSTRIAL (HENRICO &amp; NEW KENT COUNTIES)</b>                             |  |   |  |                           |
| 78   | 105.7 Acres Zoned A-1, Near RIC Airport  | La France Road  | Sale: Call for Information   | Cliff Porter              |
| 79   | 26.82 Acres Zoned M-1 & A-1.   | Oakleys Lane, East of Laburnum Avenue<br>Convenient I-64 Access                                       | Sale: Call for Information   | Bob Porter                |
| 80   | 24.538 Acres Zoned M-1, Utilities Available. Ideal for Hotel, Retail, Office/Service, Distribution Uses.   | 5600 Audubon Drive (Henrico County)<br>RIC International Airport Area Off Airport Drive               | Sale: Call for Information   | Bob Porter<br>Owner/Agent |
| <b>UPDATED!</b>  | 81 6.6 Acres Total, Parcel 1 - 3.5 acres<br>Parcel 2 - 3.1 Acres - <b>Under Contract</b><br>(Note: Parcels are not contiguous), Zoned A-1  | Binns Road<br>Proximate to I-95   | Sale: Parcel 1 ~\$300,000<br>Sale: Parcel 2 - <b>SOLD!</b>                                   | Kevin Cox                 |
| 82   | 5.43 Acres Available. Zoned M-2. 8" & 12" Water Lines. Septic Needed. Electric: Dominion Power Dual Feed, Double Circuit 230 KV Line. 34.6 KV Lines Serve Area.                  | 1600 Portugee Rd (Sandston, VA)<br>Henrico County   | Sale: Call for Information   | Cliff Porter              |
| 83   | 5.99 Acres Zoned M-1.  | 2260 & 2300 Charles City Road   | <b>UNDER CONTRACT!</b>   | Cliff Porter              |
| 84   | 5.98 Acres, Zone M1 & M-3  | 7655 Staples Mill Road  | Sale: \$500,000  | Kevin Cox                 |
| 85   | Development Opportunity! 3.675 Acres Zoned M-3. Served by 8" Water Line. Existing Office/Shop & Storage Buildings On Site.   | 413 Bickerstaff Road (Henrico, VA)<br>Located Near Rocketts Landing<br>Just East of Downtown Richmond | Sale: Call for Information   | Kevin Cox                 |

|   | PROPERTY DESCRIPTION  | ADDRESS   | SALE/LEASE PRICE   | AGENT                             |
|---|---|---|--|-----------------------------------|
| 86  | .889 Acres, Zoned M-2   | 2990 Mountain Road<br>~ 1 mile to I-295/Woodman Rd Exit   | Sale: \$200,000  | Kevin Cox                         |
| <b>LAND SITES - INDUSTRIAL (CITY OF RICHMOND)</b>   |   |   |  |                                   |
| 87  | 8.867 Acres, zoned R-6 & M-1.   | Magnolia Street/5th & 6th Avenue  | Sale: \$1,000,000  | Robert Porter III<br>Cliff Porter |
| 88  | ~5.07 Acres Includes Office/Shop Facilities. Immediate I-95 Access (Exit 73), I-95 Exit Redesign & Roundabout Installation Scheduled for 2021 Completion. <b>1.1 acres currently Under Contract</b> | 600-610 Maury Street & Marx Street<br>Located in Revitalized Manchester District Opportunity Zone & Enterprise Zone Location. | Sale: Redevelopment Opportunity<br><b>MAURY STREET – ZONED TOD-1</b> | Robert Porter III<br>Bob Porter   |
| <b>UPDATED!</b> 89  | <b>1.54 Acres, Zoned B-3</b>  | <b>6601 Atmore Drive<br/>Near Chippenham Pkwy &amp; Midlothian Trnpg</b>  | <b>CLOSED!</b>   | <b>Byron Holmes</b>               |
| 90  | 1.2 Acres Commercial/Industrial Land.   | 1401 North 1st Street<br>Proximate to MCV & VCU, Downtown RVA   | Sale: \$140,000  | Bob Porter<br>Wilson Flohr        |
| 91  | <b>0.858 Acre Zoned B-6. Highly Visible Corner Location, Master Planned for Community Mixed Use. Potential Multi-Family Redevelopment. Opportunity Zone.</b>  | <b>Historic Manchester District<br/>812 Hull Street (Hull Street &amp; Commerce Road)</b>                                     | <b>UNDER CONTRACT!</b>   | <b>Cliff Porter</b>               |
| <b>LAND SITES - INDUSTRIAL (CITY OF PETERSBURG, DINWIDDIE &amp; PRINCE GEORGE COUNTIES)</b>         |   |   |  |                                   |
| 92  | 6.0555 Total Acres, (3.515 Usable Acres)<br>1.91 Acres (1.364 Usable Acres), Zoned M-1<br>4.145 Acres (1.875 Usable Acres), Zoned B-2   | 3800 Corporate Road & 146 Rives Road<br>Immediate I-95 Access (Exit 47)   | Sale: Call for Information   | Cliff Porter<br>Byron Holmes      |
| 93  | Development Opportunity: 2.00 Acres Zoned B-1. Sewer Proximate.   | Boydton Plank Road (Dinwiddie County)<br>Route 1 Frontage   | Sale: Call for Information   | Robert Porter III                 |
| 94  | Land for Lease: 0.46 Acre Zoned B-1.  | 4901 Puddledock Road (Prince George, VA)<br>Located Minutes from I-95   | Lease: \$1,500/Month   | Wilson Flohr                      |
| <b>LAND SITES - RETAIL/OFFICE/RESIDENTIAL (CHESTERFIELD, POWHATAN &amp; PRINCE GEORGE COUNTIES)</b> |   |   |  |                                   |
| 95  | 14.87 Acres. 340' Frontage on Route 60. Crossover Access Nearby.  | Anderson Highway (Powhatan County)  | Sale: \$799,000  | Byron Holmes                      |
| 96  | <b>10 Acres Zoned C-3. Utilities Proximate, Preliminary Site Plan Complete. 42,000 VPD Traffic Count.</b>   | <b>14717 Hull Street Rd... Across from Woodlake<br/>1,400' Frontage on Hull Street</b>  | <b>UNDER CONTRACT!</b>   | <b>Byron Holmes</b>               |
| 97  | 1.9 Acres Zoned A. Includes 1,149 SF Former Office. Special Use Exception Expired, Paved & Striped Parking.   | 14909 Hull Street Road<br>Route 360 (Chesterfield County)   | Sale: \$685,000  | Byron Holmes                      |
| <b>UPDATED!</b> 98  | 1.204 Acres (.07 acres encumbered by Cemetery), Zoned C-3. Public Utilities Available, Crossover Access. Owner Will Divide.   | 15081 Dogwood Villas Drive (Midlothian, VA)<br>217' Frontage on Hull St/Route 360   | Sale: \$430,000  | Byron Holmes                      |
| <b>LAND SITES - RETAIL/OFFICE (HANOVER &amp; CAROLINE COUNTIES)</b>                                 |   |   |  |                                   |
| 99  | 37.8 Acres Available for Development. Zoned B-3 & A-1. Located Near Green Top & Home Depot. Signalized Corner.  | Rt 1/Washington Hwy & Kings Acres Rd<br>North of Virginia Center Commons  | Available: Call for Information                                      | Cliff Porter                      |
| 100   | <b>23.162 Acres Zoned B-3 and A-1. Signalized Corner.</b>   | <b>Rt 1/Washington Hwy &amp; Kings Acres Rd<br/>North of Virginia Center Commons</b>  | <b>UNDER CONTRACT!</b>   | <b>Cliff Porter</b>               |
| 101   | 9.87 Acres Zoned B-1. Water & Sewer at Property. Located at Full Crossover, Near State Fair of Virginia.  | 10106 Kings Dominion Boulevard (Doswell, VA)<br>Hanover County: Immediate I-95 Access   | Sale: \$987,000  | Byron Holmes                      |
| 102   | <b>1.615 Acres Available, Zoned B-1. Pad Ready: Parking available for up to a 40,000 SF building. Significant Site Work already completed!</b>  | <b>9560 Kings Charter Drive (Ashland, VA)<br/>Off Sliding Hill Road, Proximate to I-95</b>                                    | <b>UNDER CONTRACT!</b>   | <b>Kevin Cox</b>                  |
| <b>LAND SITES - RETAIL/OFFICE/RESIDENTIAL (RICHMOND CITY, HENRICO &amp; NEW KENT COUNTIES)</b>      |   |   |  |                                   |
| 103   | 8.619 Acres Zoned O-S, Medical/Office/Warehouse Uses.   | Park Central Drive & Scott Road<br>Henrico County: 1.2 Miles to I-95  | Sale: \$300,000/Acre   | Kevin Cox                         |
| 104   | <b>1.34 Acres. Zoned B2-C.</b>  | <b>9000-9006 Old Staples Mill Road</b>  | <b>UNDER CONTRACT!</b>   | <b>Cliff Porter</b>               |

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